



City of Carmel

Carmel Board of Zoning Appeals

Hearing Officer

Monday, September 28, 2020 Meeting

Time: **5:00 PM**

Hearing Officer: **Mr. Kent Broach**

Location: Carmel City Hall Council Chambers, 2nd Floor, 1 Civic Square, Carmel, IN 46032

PLEASE NOTE:

- There are two ways to view the meeting: In-person, or watching the live stream or recording through this weblink: <http://carmelin.new.swagit.com/views/1>.
- While this will be an in-person meeting, the number of people allowed in the Council Chambers will be limited in order to practice safe social distancing.
- Seats will be marked by tape where people may sit.
- Face masks are required to be worn.
- Due to limited seating in the Council Chambers, it's highly encouraged to watch the meeting from home.

Agenda:

- A. Call to Order
- B. Pledge of Allegiance
- C. Reports, Announcements, Legal Counsel Report, and Dept. Concerns
- D. Public Hearings

(V) Shoppes at Weston Pointe Drive Thru Variance.

The applicant seeks the following development standards variance approval for I Heart Mac & Cheese:

1. **Docket No. PZ-2020-00131 V UDO Section 3.95.F Drive-thru stacking allowed at rear of building, Stacking at side of building requested.** The site is zoned B2/Business and US 421 Overlay Zone. It is located at 10895 N. Michigan Rd. Filed by Joe Farr of JDF Development.

(V) Wilson Fence Variance.

The applicant seeks the following development standards variance approval:

2. **Docket No. PZ-2020-00134 V UDO Section 5.09.B Max. 42" fence in front yard allowed, 5' proposed.** The site is located at 2979 Winterset Drive (Kings Mill Subdivision Lot 64). It is zoned S1/Residence. Filed by Amy and David Wilson, owners.

(V) Ferguson Pool Setback Variance.

The applicant seeks the following development standards variance approval:

3. **Docket No. PZ-2020-00138 V UDO Section 5.02.C.7 3-ft pool/decking setback from easements required, 10-ft encroachment proposed.** The site is located at 14332 Adios Pass (Village of Mt. Carmel Lot 216). It is zoned S2/Residence. Filed Jon & Amanda Ferguson, owners.

(V) Edwards Garage Size Variance.

The applicant seeks the following development standards variance approval:

4. **Docket No. PZ-2020-00139 V UDO Section 5.02.B.3 Max. 24' x 30' detached garage size allowed; 24' x 36' proposed.** The site is located at 10923 Spring Mill Ln. (Spring Mill Place

Subdivision Lot 22). It is zoned S2/Residence. Filed by Bob Abbott of Pro-Built Garage and Addition Builders, Inc., on behalf of C. Conrad Edwards, owner.

(V) L'Etoile Variances.

The applicant seeks the following development standards variance approvals:

5. **Docket No. PZ-2020-00140 V UDO Section 5.06.D.3 Wide Lot width – at least 2 principal buildings required, covering 85% of lot frontage; only 1 principal building requested, but it covers 95% of lot frontage**
6. **Docket No. PZ-2020-00141 V UDO Section 5.06.E Stepback – cannot have more than 3 stories in the same vertical plane (this contradicts Article 5.16.C UC, Height Standards, which says stepbacks are only required if the public ROW is 90' or less. The ROW on Main Street is 120'.)**
The 0.78-acre site is located at 833 W. Main Street and is zoned UC/Urban Core. Filed by Dan Moriarity of Studio M Architecture on behalf of Aziz Mamaev, owner.

(V) Rastede Fence Variance.

The applicant seeks the following development standards variance approval:

7. **Docket No. PZ-2020-00146 V UDO Section 5.09.B Max. 6' tall fence with 6' setback & plantings required, 8' tall privacy fence with 0' setbacks requested along Gray Rd.** The site is located at 13067 Wembly Circle (Brookshire North Subdivision Lot 119). It is zoned R1/Residence. Filed by Anna Zeunik and Frederick Rastede, owners.

(V) Williamson Lot Cover Variance for Pool.

The applicant seeks the following development standards variance approval:

8. **Docket No. PZ-2020-00148 V UDO Section 2.08 Max. 35% lot cover allowed; 37% proposed.** The site is located at 10115 Park Ave. N. (Harry Bowser's Northridge Subdivision Lots 129 & part 128). It is zoned R1/Residence. Filed by Derek & Terea Williamson, owners.

(SE) Humphress Short Term Residential Rental.

The applicant seeks the following special exception approval for a STRR unit:

9. **Docket No. PZ-2020-00133 SE UDO Section 2.09 Permitted Uses, Residential Special Exception.** The site is located at 4423 E. 116th St. (Woodland Green Subdivision Lot 2). It is zoned R2/Residence. Filed by Corey Danielle Humphress, owner.

~~TABLED TO JAN. 25 - (SE) Larson Short Term Residential Rental.~~

~~The applicant seeks the following special exception approval for a STRR unit:~~

- ~~10. **Docket No. PZ-2020-00088 SE UDO Section 2.07 Permitted Uses, Residential Special Exception.** The site is located at 377 Patricia Court (Woodland Springs Subdivision, Lot 377). It is zoned R1/Residence. Filed by Christine and Kurt Larson, owners.~~

- D. Old Business
- E. New Business
- F. Adjournment

Filename: 9.28.2020 hearing officer mtg.doc

Dated: Sept. 18, 2020
Joe Shestak, Carmel Board of Zoning Appeals Secretary
jshestak@carmel.in.gov or 317-571-2419